

**ORDINANCE AMENDMENT REVIEW SHEET**

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**Amendment:** C20-2013-003 Conservation Single Family Residential

**Description:** Consider an amendment to 25-2 of the City Code to add back a section of code pertaining to conservation single family residential use that was inadvertently removed.

**Proposed Language:** See attached draft ordinance.

**Staff Recommendation:** Staff recommends this amendment.

**Background:** Initiated by City Council on February 14, 2013 (Resolution 20130214-084)

Conservation single family residential use is permitted in SF-1 zoning, and allows homes that would normally have a minimum lot size 10,000 square feet to instead have lot sizes of 3600 to 5750 square feet, such that the homes can be clustered to preserve open space.

The provision in the City Code that describes conservation single family residential was inadvertently removed; this code amendment would re-insert said provision.

**Board and Commission Actions**

**Planning Commission Subcommittee on Codes and Ordinances** – Voted to send this item to full Planning Commission on February 19, 2013. Vote: 6-0.

**Planning Commission** – A public hearing is scheduled for March 12, 2013.

**Council Action**

**City Council** – A public hearing at City Council has been set for April 11, 2013.

**Ordinance Number:** NA

**City Staff:** Greg Dutton

**Phone:** 974-3509

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ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE AMENDING TITLE 25 OF THE CITY CODE RELATING TO  
CONSERVATION SINGLE FAMILY RESIDENTIAL USE.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**§ 25-2-7XX CONSERVATION SINGLE FAMILY RESIDENTIAL USE.**

(A) The conservation single family residential use is permitted only:

- (1) on properties zoned single family residence large lot (SF-1); and
- (2) within the drinking water protection zone.

(B) For a conservation single family residential use, the base zoning district regulations are superseded by the requirements of this section.

(C) Properties used for conservation single family residential use must be subdivided to create:

- (1) two or more residential lots, not to exceed the number of lots that would otherwise be allowed on the property under SF-1 zoning, of no less than 3600 square feet and no more than 5750 square feet in area;
- (2) a conservation lot consisting of the remainder of the property.

(D) The following site development standards apply to the residential lots used for conservation single family residential use:

- (1) minimum district size of 20,000 square feet.
- (2) minimum residential lot size of 3,600 square feet.
- (3) maximum residential lot size of 5,750 square feet.
- (4) minimum lot width of 50 feet.
- (5) joint access driveways may be permitted as specified in Chapter 25-5,

Article 5.

(6) impervious cover maximum of 60% for each residential lot.

(7) all other site standards as specified for single family residence large lot (SF-1) zoning.

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**PART 4.** This ordinance takes effect on \_\_\_\_\_, 2013.

**PASSED AND APPROVED**

\_\_\_\_\_, 2013      §  
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   \_\_\_\_\_  
   Lee Leffingwell  
   Mayor

**APPROVED:** \_\_\_\_\_  
                         Karen M. Kennard  
                         City Attorney

**ATTEST:** \_\_\_\_\_  
                         Jannette Goodall  
                         City Clerk